

ORDINANCE NO. 20080410-067

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11110 TOM ADAMS DRIVE FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO)-COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density-conditional overlay (MF-3-CO)-combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0012, on file at the Neighborhood Planning and Zoning Department, as follows:

A 7.285 acre tract of land, more or less, out of the John Applegate Survey No. 58, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11110 Tom Adams Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

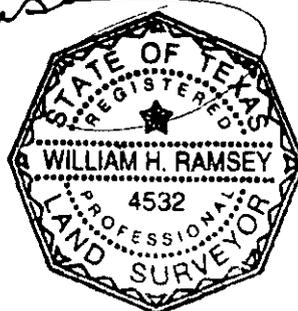
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure is 48 feet from ground level.
- C. The following uses are prohibited uses of the Property:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Administrative and business offices	Art and craft studio (limited)
Business or trade school	Business support services
Communication services	Off-site accessory parking

1. S26°28'51"W, 480.00 feet to a calculated point,
2. S63°31'09"E, 25.00 feet to a calculated point,
3. S26°28'51"W, 254.00 feet to a calculated point,
4. N63°31'09"W, 25.00 feet to a calculated point,
5. S26°28'51"W, 70.69 feet to a calculated point,
6. N62°47'41"W, 116.82 feet to a calculated point,
7. S27°12'19"W, 15.00 feet to a calculated point,
8. N62°47'41"W, 230.02 feet to a calculated point,
9. N27°12'19"E, 15.00 feet to a calculated point, and
10. N62°47'41"W, 277.69 feet to a calculated point on the west line of said 25 acres and the east line of said Lot 3 from which a 1/2 inch iron rod found for the southwest corner of said 25 acres and an angle point on the east line of Lot 1, Collinwood West Section III-A a subdivision whose plat is recorded in Volume 87, Page 50A of the said Plat Records bears S26°26'20"W, 75.01 feet;

THENCE, along the west line of said 25 acres and the east line of said Lot 3, N26°26'20"E, 264.52 feet to the POINT OF BEGINNING containing 7.285 acres of land more or less.

William H. Ramsey
12-20-07



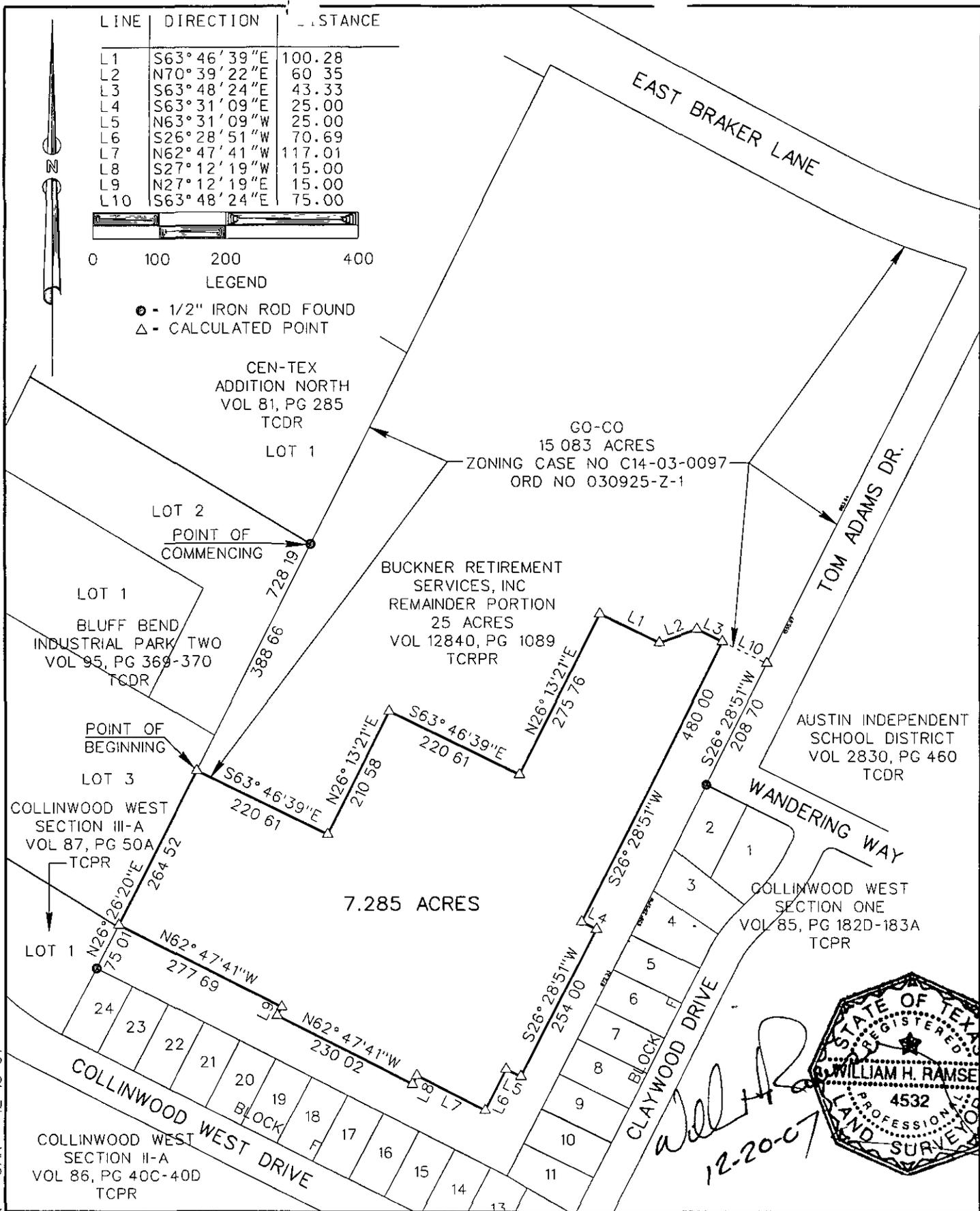
The seal is an octagonal stamp. The outer border contains the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom. In the center, there is a five-pointed star. Below the star, the name "WILLIAM H. RAMSEY" is printed, followed by the number "4532".

LINE	DIRECTION	DISTANCE
L1	S63°46'39"E	100.28
L2	N70°39'22"E	60.35
L3	S63°48'24"E	43.33
L4	S63°31'09"E	25.00
L5	N63°31'09"W	25.00
L6	S26°28'51"W	70.69
L7	N62°47'41"W	117.01
L8	S27°12'19"W	15.00
L9	N27°12'19"E	15.00
L10	S63°48'24"E	75.00

0 100 200 400

LEGEND

- - 1/2" IRON ROD FOUND
- △ - CALCULATED POINT



Will H Ramsey
12-20-07

992\FONE\FNDGN CAR 12-13-07

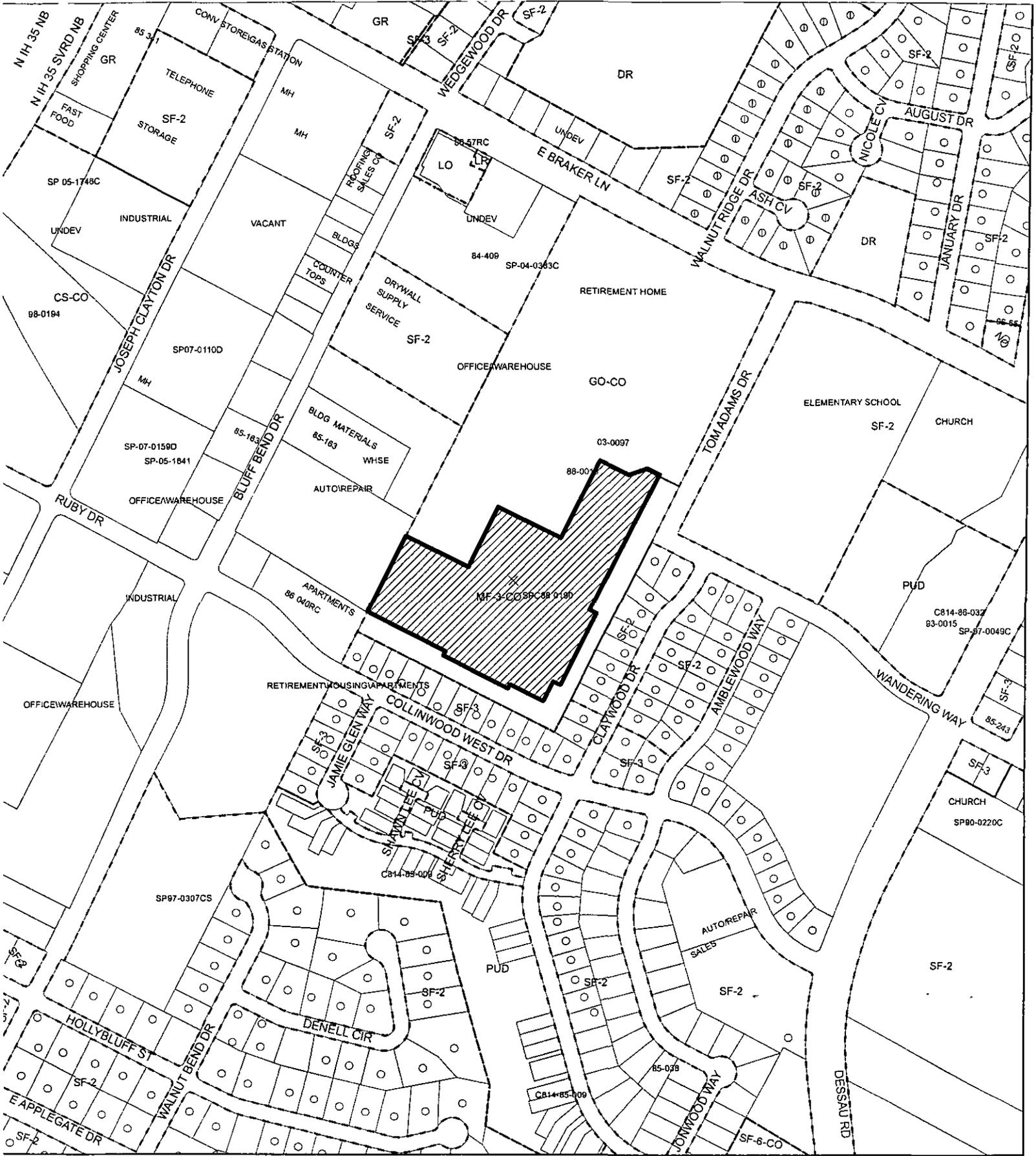
RAMSEY LAND SURVEYING, L L C

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PHONE (512) 301-9398
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SKETCH TO ACCOMPANY
FIELD NOTE NO. 992-01

JOB NO 992-15

COA GRID NO M-31



ZONING EXHIBIT B



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE# C14-2008-0012
ADDRESS 11110 TOM ADAMS DR
SUBJECT AREA 7.285 ACRES
GRID M31
MANAGER J. HARDEN



OPERATOR. S MEEKS

1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.